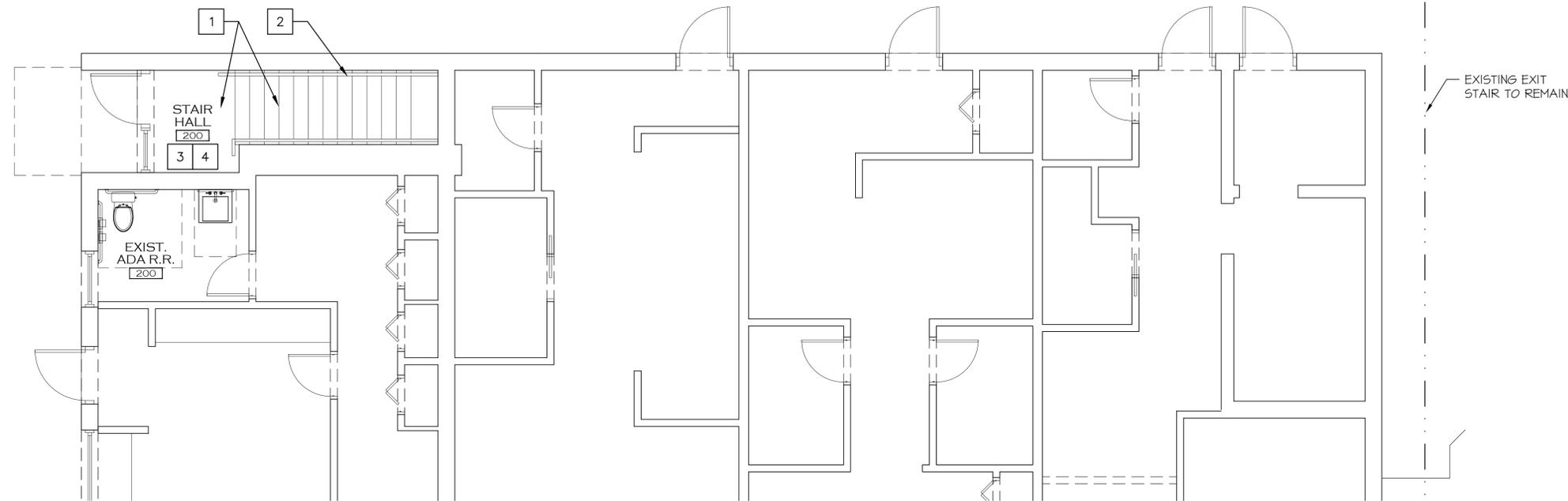


**FIRST FLOOR PARTIAL
INTERIOR DEMOLITION PLAN**

SCALE 1/8" = 1'-0"

DEMO PLAN KEY NOTES:

- 1 REMOVE EXISTING STAIR TREAD, RISER AND LANDING FINISHES
- 2 REMOVE EXISTING FLOORING, MILLWORK AND CEILING FIXTURES
- 3 REMOVE EXISTING WALL MOUNTED HAND RAIL



**FIRST FLOOR PARTIAL
INTERIOR FLOOR PLAN**

SCALE 1/8" = 1'-0"

FLOOR PLAN KEY NOTES:

- 1 NEW LUXURY VINYL TILE FLOOR, TREADS, LANDINGS AND RISERS
- 2 NEW PAINTED WOOD WALL-MOUNTED HANDRAIL ON BOTH SIDES OF STAIR. TOP OF HANDRAIL SHALL BE 36" ABOVE NOSING. PROVIDE 12" EXTENSION AT TOP AND BOTTOM OF STAIRS
- 3 NEW WALL AND CEILING FINISHES
- 4 REPLACE EXISTING LIGHTING AND EXIT SIGN W/ NEW SURFACE MOUNTED LED FIXTURE AND EXIT SIGN

FLOOR PLAN NOTES:

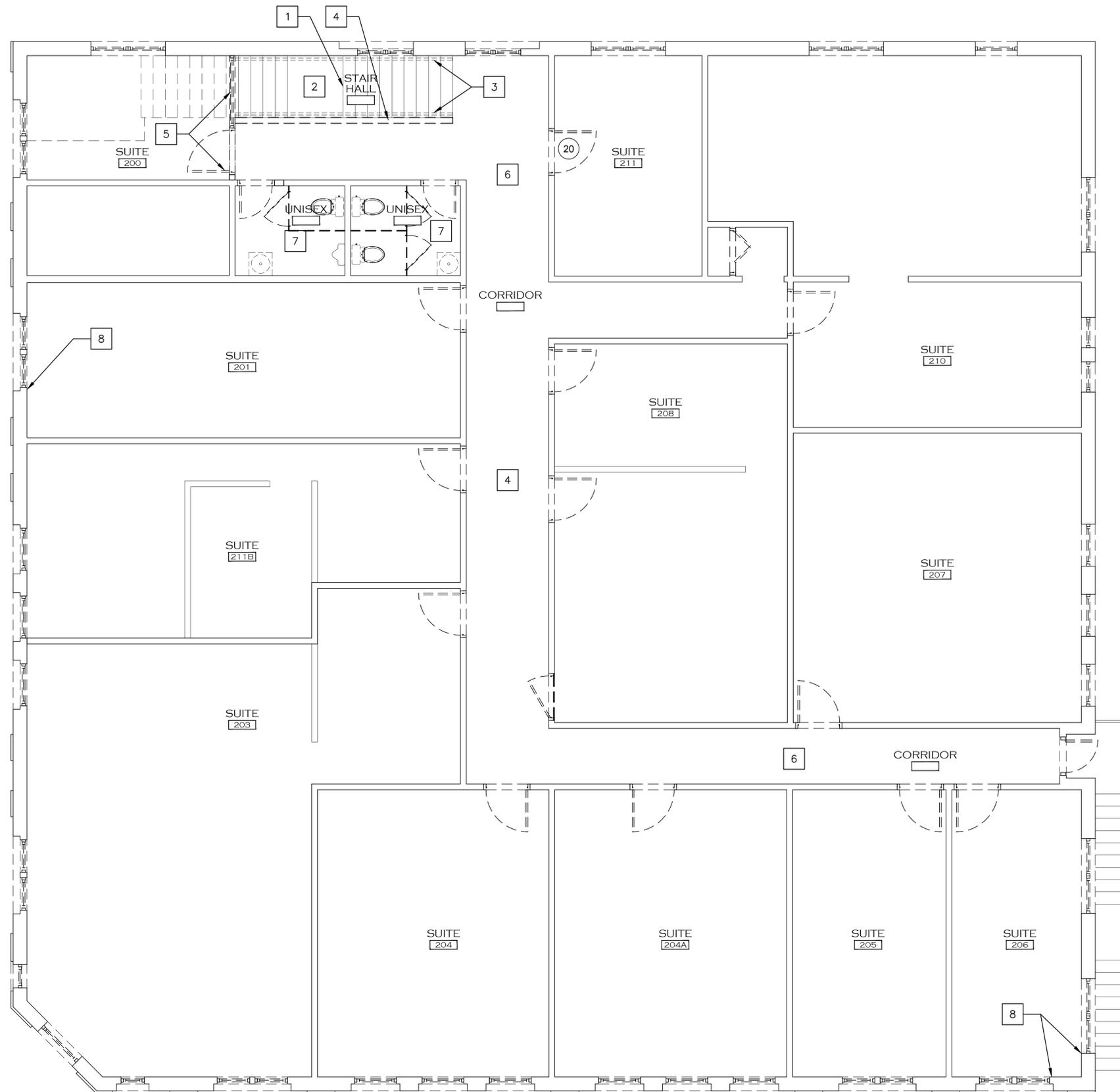
1. ALL CONSTRUCTION SHALL FOLLOW THE "FLORIDA BUILDING CODE 2023" WITH AMENDMENTS, AS ADOPTED BY THE TOWN OF PALM BEACH AND PALM BEACH COUNTY, FLORIDA.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY VIA PHONE CALL AND IN WRITING OF DISCREPANCIES, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OMISSIONS. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD. VERIFY ALL FRAMED OPENING SIZES TO FIT DOORS AND WINDOWS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF CONFLICT EXISTS.
4. ISOLATE DISSIMILAR METAL TO PROTECT AGAINST GALVANIC ACTION. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS AND SUBCONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. ALL WORK INDICATED ON PLANS IS INTENDED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT SPECS, EXISTING AND/OR NEW BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, APPLICABLE DIMENSIONS AND INFERRED CONDITIONS, WHETHER INDICATED OR NOT ON DRAWINGS, SHALL BE INCLUDED AS PART OF THIS DOCUMENT.
6. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESURE TREATED. PROVIDE AN APPROPRIATE MOISTURE BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD.
7. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & LICENSES AS WELL AS PAYMENT OF REQUIRED FEES.
8. ANY DEVICE OR ALARM INSTALLED AT EGRESS DOORS SHALL BE DESIGNED AND INSTALLED SO THAT IT CANNOT, EVEN IN CASE OF FAILURE, IMPEDE OR PREVENT EMERGENCY USE.
9. ALL THRESHOLDS TO CREATE ADA ACCESSIBLE TRANSITIONS.
10. ALL EXISTING FINISHES TO REMAIN / BE REPAIRED AS REQUIRED.

GENERAL DEMO NOTES:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACINGS AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION. PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
12. PROTECT REMAINING WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES. ERECT AND MAINTAIN DUSTPROOF PARTITIONS, COVER AND PROTECT REMAINING FURNITURE, FURNISHINGS, AND EQUIPMENT.
13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SUCH ARRANGEMENTS WITH THE LOCAL UTILITY PROVIDERS FOR THE PROPER DISCONNECTION OF THE SUPPLY OF ELECTRIC, COMMUNICATION, AND CABLE SERVICES.
15. THE PLAN IS TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS. DO NOT REMOVE ANY ITEMS WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.



**SECOND FLOOR INTERIOR
DEMOLITION PLAN**

SCALE 1/8" = 1'-0"



GENERAL DEMO NOTES:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
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5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
10. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS.
11. PROTECT BUILDING STRUCTURE OR INTERIOR FROM WEATHER AND WATER LEAKAGE AND DAMAGE.
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DEMO PLAN KEY NOTES:

- 1 REMOVE EXISTING STAIR TREAD, RISER AND LANDING FINISHES
- 2 REMOVE EXISTING FLOORING, MILLWORK AND CEILING FIXTURES
- 3 REMOVE EXISTING WALL MOUNTED HAND RAIL
- 4 REMOVE EXISTING LOW PARTITION
- 5 REMOVE INTERIOR STOREFRONT SYSTEM
- 6 REMOVE EXISTING FLOORING, MILLWORK, CEILING FIXTURES AND DOORS IN CORRIDOR. REMOVE CASING FROM BOTH SIDES OF DOOR
- 7 REMOVE EXISTING RESTROOM FINISHES, ACCESSORIES, PLUMBING FIXTURES, CASEWORK, MILLWORK AND ELECTRICAL FIXTURES
- 8 REMOVE RETURNS, CASING, SILLS, ETC

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

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 DRAWN: JKS
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 • SECOND SUBMITTAL 02.21.23
 • LANDMARKS 04-24-2023
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 • INT. PROGRESS 01.02.2024

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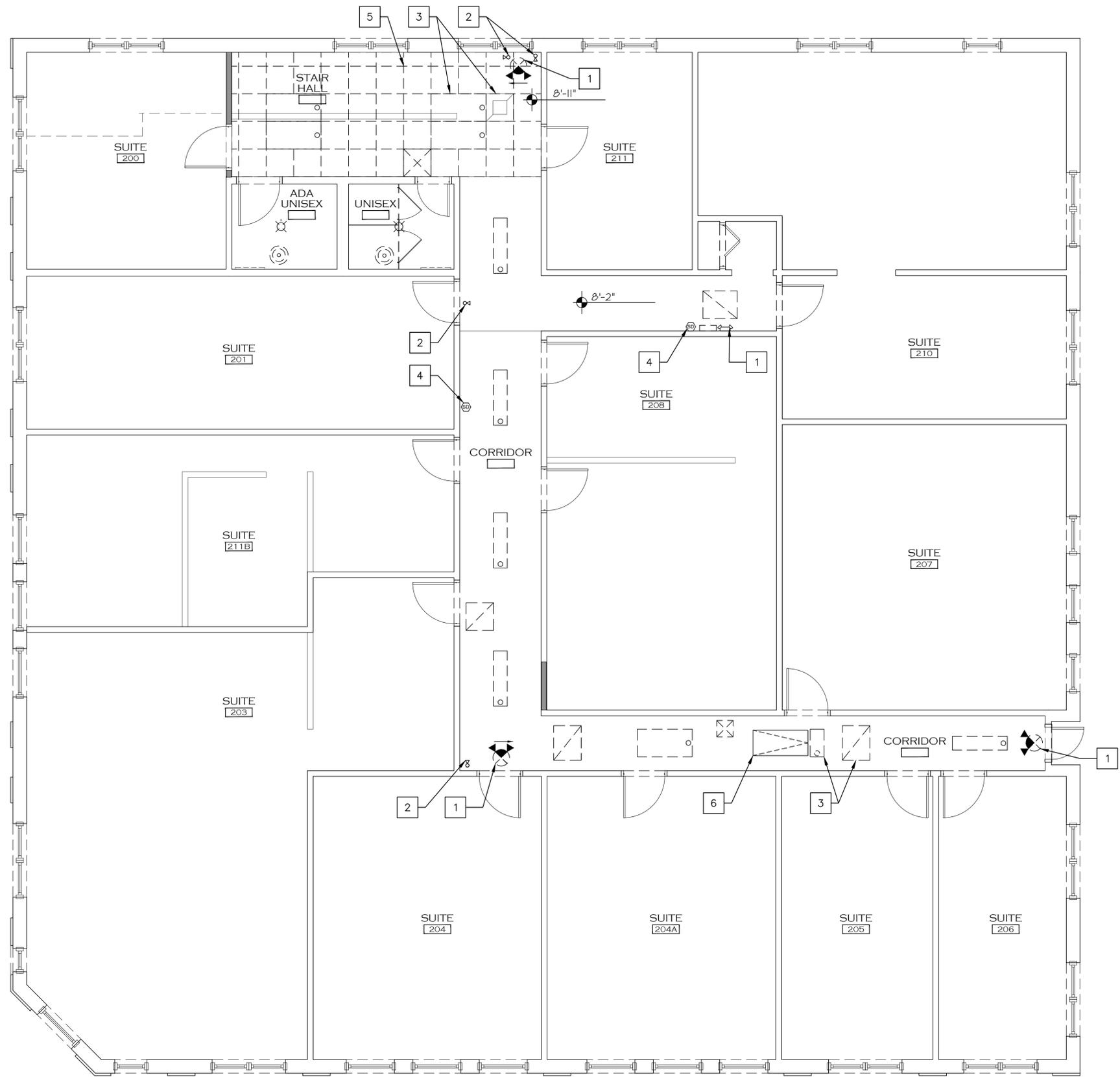
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-1.15

JOB NUMBER: 22-121



**SECOND FLOOR INTERIOR DEMOLITION
REFLECTED CEILING PLAN**

SCALE 1/4" = 1'-0"



GENERAL DEMO NOTES:

1. THE EXISTING BUILDING IS PARTIALLY OCCUPIED. ALL ACCOMMODATIONS SHALL BE MADE FOR THE SAFETY OF THE OCCUPANTS AND THE DUST FREE ENVIRONMENT OF THE BUILDING.
2. PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND REPORT DISCREPANCIES TO THE OWNER AND ARCHITECT AS NECESSARY.
3. REMOVE WALLS, CEILINGS, FLOOR FINISHES, WALL FINISHES, AND OTHER MATERIAL OR COMPONENTS ONLY AS REQUIRED FOR INSTALLATION OF NEW WORK AND CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS, ALTHOUGH SOME ITEMS MAY NOT BE SPECIFICALLY ADDRESSED.
4. COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATION OF AUTHORITIES HAVING JURISDICTION.
5. PROVIDE FLOOR PROTECTION DURING CONSTRUCTION AT ALL EXISTING TO REMAIN AREAS USED FOR CONSTRUCTION TRAFFIC.
6. PROVIDE NECESSARY BRACING AND SHORING REQUIRED TO SUPPORT EXISTING STRUCTURE DURING DEMOLITION.
7. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
8. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED.
9. MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
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13. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES OF BUILDING CAUSED BY DEMOLITION. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO REMAINING ADJOINING CONSTRUCTION.
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16. ALL EXISTING STRUCTURAL ELEMENTS TO REMAIN UNLESS NOTED OTHERWISE.
17. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC., ONLY AS REQUIRED FOR NEW LAYOUT. NO DUCTWORK SHOULD BE LEFT EXPOSED UPON COMPLETION OF WORK. COVER EXISTING DUCT OPENINGS AND PROPERLY TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER (WHERE APPLICABLE) BEFORE START OF NEW CONSTRUCTION. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION.

DEMO RCP KEY NOTES:

- 1 REMOVE EXISTING EXIT SIGNS AND EMERGENCY LIGHTING
- 2 REMOVE AND STORE EXISTING CAMERAS FOR REINSTALLATION
- 3 REMOVE LIGHTING AND MECHANICAL GRILLES AND DIFFUSERS THROUGHOUT CORRIDOR AND RESTROOMS
- 4 REMOVE EXISTING WALL MOUNTED SMOKE DETECTORS
- 5 REMOVE ACOUSTICAL CEILING TILES AND GRID
- 6 REMOVE EXISTING ATTIC ACCESS

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

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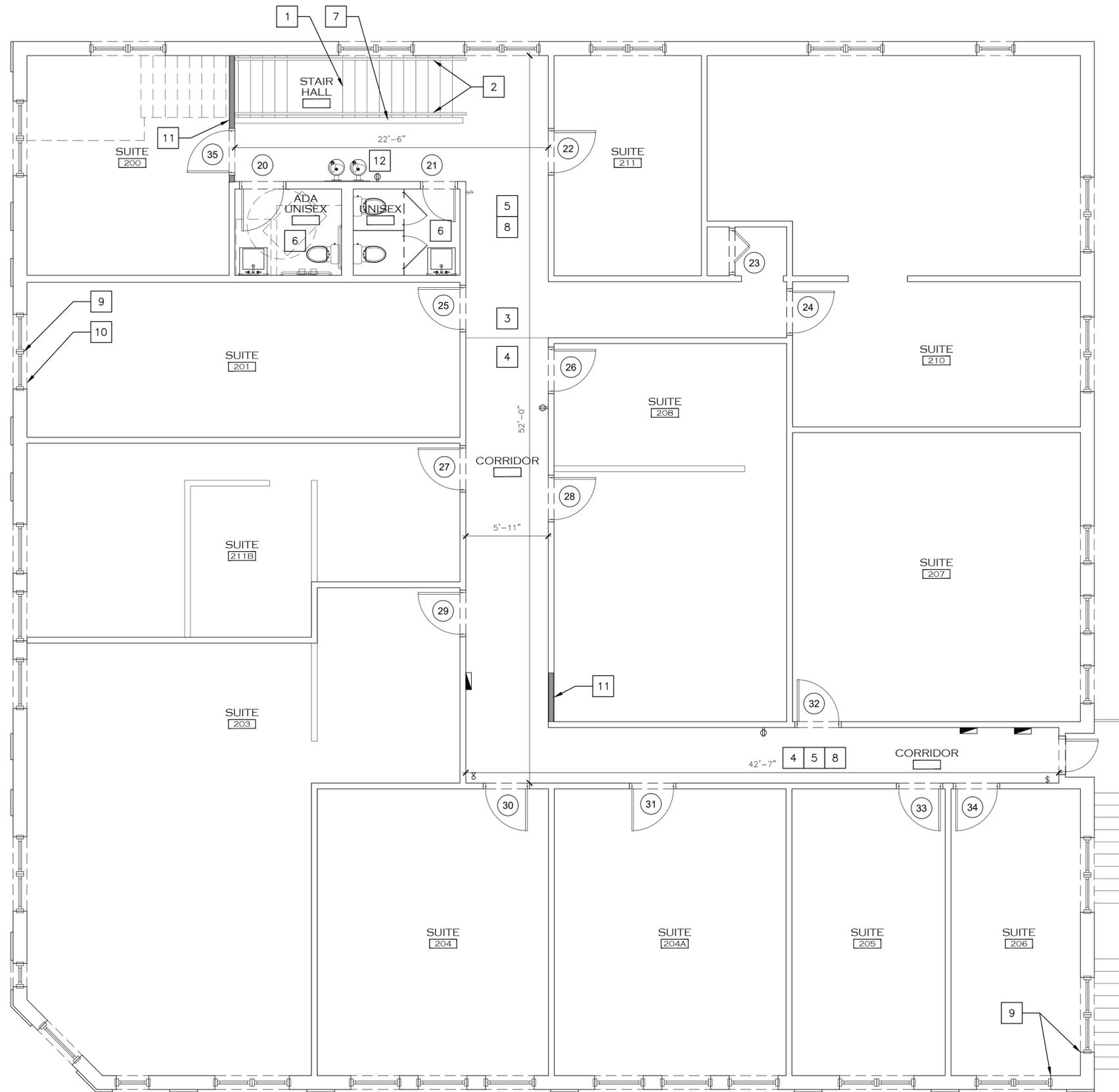
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ROGER P. JANSSEN AR-14785
 LANDMARKS
 COA-23-013
 DRAWING NO.

A-1.16
 JOB NUMBER: 22-121



PROPOSED SECOND FLOOR
INTERIOR FLOOR PLAN

SCALE 1/4" = 1'-0"



FLOOR PLAN NOTES:

1. ALL CONSTRUCTION SHALL FOLLOW THE "FLORIDA BUILDING CODE 2023" WITH AMENDMENTS, AS ADOPTED BY THE TOWN OF PALM BEACH AND PALM BEACH COUNTY, FLORIDA.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING ANY WORK AND NOTIFY THE ARCHITECT IMMEDIATELY VIA PHONE CALL AND IN WRITING OF DISCREPANCIES, OR THE CONTRACTOR SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OMISSIONS. DO NOT SCALE DRAWINGS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD. VERIFY ALL FRAMED OPENING SIZES TO FIT DOORS AND WINDOWS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IF CONFLICT EXISTS.
5. ISOLATE DISSIMILAR METAL TO PROTECT AGAINST GALVANIC ACTION.
6. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS AND SUBCONTRACTORS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. ALL WORK INDICATED ON PLANS IS INTENDED TO BE A COMPLETE AND WORKABLE SYSTEM IN ACCORDANCE WITH ALL PRODUCT SPECS, EXISTING AND/OR NEW BUILDING DESIGN, FIELD CONDITIONS, ETC. ALL MISCELLANEOUS MATERIALS, PARTS, APPLICABLE DIMENSIONS AND INFERRED CONDITIONS, WHETHER INDICATED OR NOT ON DRAWINGS, SHALL BE INCLUDED AS PART OF THIS DOCUMENT.
8. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESURE TREATED. PROVIDE AN APPROPRIATE MOISTURE BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD.
9. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & LICENSES AS WELL AS PAYMENT OF REQUIRED FEES.
10. ANY DEVICE OR ALARM INSTALLED AT EGRESS DOORS SHALL BE DESIGNED AND INSTALLED SO THAT IT CANNOT, EVEN IN CASE OF FAILURE, IMPEDE OR PREVENT EMERGENCY USE.
11. ALL THRESHOLDS TO CREATE ADA ACCESSIBLE TRANSITIONS.
12. ALL EXISTING FINISHES TO REMAIN SHALL BE REPAIRED AS REQUIRED.
13. CORRIDOR WALLS SHALL BE REPAIRED, SKIMMED, ETC AS REQUIRED TO CREATE A SMOOTH, AS-NEW APPEARANCE.
14. NEW SIGNAGE SHALL BE PROVIDED ON THE LATCH SIDE OF EACH INTERIOR DOOR. IN THE EVENT THERE IS NO WALL SPACE AVAILABLE THE SIGN SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

FLOOR PLAN KEY NOTES:

- 1 NEW LUXURY VINYL TILE TREADS, LANDING AND RISERS
- 2 NEW PAINTED WOOD WALL-MOUNTED HANDRAIL ON BOTH SIDES OF STAIR. TOP OF HANDRAIL SHALL BE 36" ABOVE NOSING. PROVIDE 12" EXTENSION AT TOP AND BOTTOM OF STAIRS
- 3 NEW LUXURY VINYL TILE FLOORING - IN STAIR HALL
- 4 NEW CARPET
- 5 NEW WALL PAINT / COVERING THROUGHOUT CORRIDOR
- 6 NEW FLOOR, CEILING AND WALL FINISHES. NEW PLUMBING FIXTURES, ACCESSORIES, CASEWORK, STALL PARTITIONS AND MILLWORK.
- 7 NEW 42" HIGH RAIL WALL
- 8 NEW DOORS AND CASING THROUGHOUT
- 9 NEW WINDOW CASING, SILLS. PRICING PROVIDED AS PART OF EXTERIOR WINDOW AND DOOR REPLACEMENT
- 10 NEW MANUAL ROLLER SUN SHADES THROUGHOUT - COLOR AND OPENING PERCENTAGE TO BE SELECTED BY OWNER
- 11 NEW PARTITION, 5/8" TYPE 'X' GYPSUM BOARD EA. SIDE O/ 20 GAUGE METAL FRAMING @ 16' O.C.
- 12 NEW HI-LO DRINKING FOUNTAIN

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

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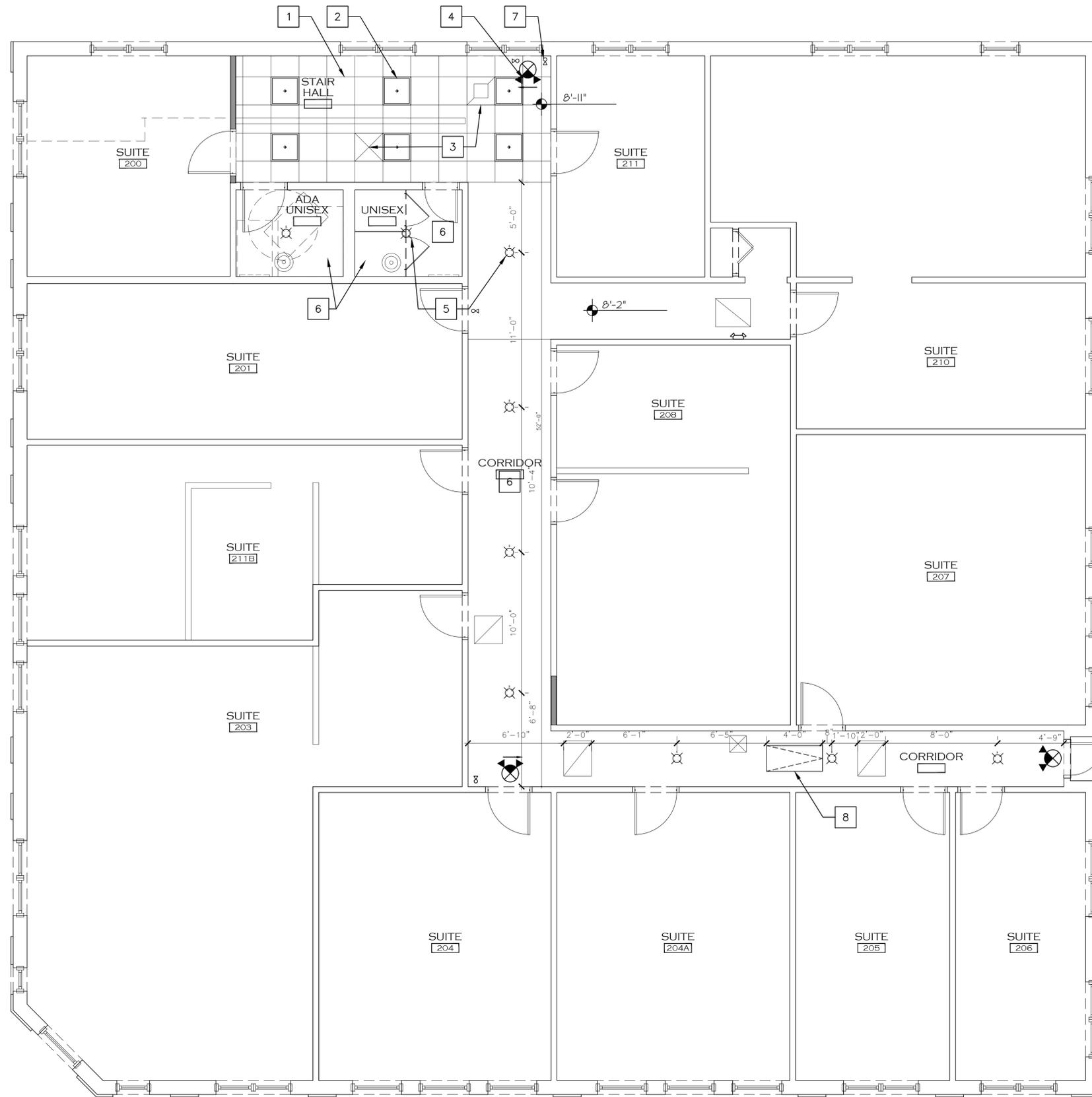
ROGER P. JANSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-1.17

JOB NUMBER: 22-121



CEILING NOTES:

1. LIFE SAFETY DEVICES ARE SHOWN FOR COORDINATION PURPOSES. PLACEMENT OF SUCH DEVICES SHALL NOT IMPACT THE DESIGN LAYOUT OF LIGHTING AND MECHANICAL GRILLES.
2. LOW VOLTAGE CONSULTANT TO PROVIDE LAYOUT FOR CEILING SPEAKERS AND CAMERAS. PLACEMENT SHALL NOT IMPACT LAYOUT OF LIGHTING OR MECHANICAL GRILLES.
3. NOTIFY ARCHITECT OF ANY DISCREPANCIES DUE TO EXISTING CONDITIONS.
4. ACOUSTICAL CEILING TO BE SUSPENDED WITH WIRE AND METAL GRID SYSTEM BY ARMSTRONGS.
5. ALL EXISTING GYPSUM BOARD CEILINGS TO BE SKIMMED TO CREATE A SMOOTH FINISH.

RCP KEY NOTES:

- 1 NEW ACT CEILING GRID. OPTIMA PB VECTOR BY ARMSTRONGS
- 2 NEW 2X2 LED LAY-IN LIGHT FIXTURE
- 3 NEW MECHANICAL GRILLES AND DIFFUSERS TO REPLACE FIXTURES AT EXISTING LOCATIONS THROUGHOUT CORRIDOR AND RESTROOMS
- 4 NEW EXIT SIGNS AND EMERGENCY LIGHTS TO REPLACE FIXTURES AT EXISTING LOCATIONS
- 5 NEW SURFACE MOUNTED LED FIXTURES TO REPLACE FIXTURES AT EXISTING LOCATIONS
- 6 NEW PAINT ON EXISTING GYPSUM BOARD
- 7 REINSTALL CAMERAS AT EXISTING LOCATIONS
- 8 PROVIDE NEW ATTIC ACCESS HATCH W/ LADDER

EXISTING CONDITIONS:

THESE DRAWINGS ARE BASED ON A THIRD PARTY AS-BUILT OF THE EXISTING CONDITIONS AND A VISUAL INSPECTION OF THE EXISTING BUILDING SURFACES. SOME ASSUMPTIONS ABOUT THE CONSTRUCTION, MATERIALS AND METHODS USED FOR THE ORIGINAL CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS OR UNFORESEEN CONDITIONS. THESE DRAWINGS ALSO ASSUME THAT ALL EXISTING MATERIALS ARE IN GOOD STRUCTURAL CONDITION, GOOD WORKING ORDER, AND MEET ALL APPLICABLE CODES. A COMPLETE INSPECTION OF THE EXISTING BUILDING SHALL BE PERFORMED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND CLIENT OF ANY SIGNS OF POTENTIAL PROBLEMS INCLUDING, BUT NOT LIMITED TO, WOOD DECAYING ORGANISMS, WATER PENETRATION, STRUCTURAL FRACTURES, STRESSED SURFACES, AND WEAK STRUCTURAL CONNECTIONS.

**PROPOSED SECOND FLOOR
REFLECTED CEILING PLAN**

SCALE 1/4" = 1'-0"



PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AND INTERIOR IMPROVEMENTS AT:
283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE AA-C001R14

DATE: PRE-APP 01.23.2023
DRAWN: JKS

- REVISIONS:
- FIRST SUBMITTAL 02.04.2023
 - SECOND SUBMITTAL 02.21.23
 - LANDMARKS 04-24-2023
 - PERMIT SET 12.14.2023
 - REV. OF BLDG DEPT 02.06.24
 - INT. PROGRESS 01.02.2024

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SEAL

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-1.18

JOB NUMBER: 22-121

INTERIOR DOOR SCHEDULE										
MARK ①	DOOR									REMARKS
	TYPE	MANUF.	OPERATION	WIDTH	HEIGHT	DOOR THICKNESS	MATERIAL	FINISH	GLASS	
INTERIOR 2ND FLOOR										
20	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
21	SINGLE	TBD	SWING	2'-4"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
22	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
23	2-PANEL	TBD	BI-FOLD	3'-0"	6'-8"	TBD	ALUMINUM	PAINT	N/A	LOUVERED
24	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
25	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
26	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
27	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
28	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
29	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
30	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
31	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
32	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
33	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
34	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER
35	SINGLE	TBD	SWING	3'-0"	6'-8"	1 3/4"	HM	PAINT	N/A	C-LABEL 45 MIN. FIRE RATED DOOR W/ CLOSER

DOOR SCHEDULE NOTES

INTERIOR DOOR NOTES:

- ALL INTERIOR DOORS TO HAVE 1 3/4" MIN. THICKNESS AND TO BE HM UNLESS OTHERWISE NOTED.
- ALL INTERIOR SWING DOOR HARDWARE TO BE SELECTED, FINISH T.B.D.
- DOOR HARDWARE HEIGHT TO BE 36" ABOVE FINISH FLOOR.
- DOOR PANEL TO BE 1 PANEL SHAKER STYLE.

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SEAL

ROGER P. JANSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-6.02

JOB NUMBER: 22-121

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AND INTERIOR IMPROVEMENTS AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA

DAILEY JANSEN ARCHITECTS

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